

Summary

A beautifully presented 2-bedroom first-floor apartment in a highly sought-after area. Enjoy open-plan living, riverside views, ensuite, and allocated parking. Walk to the local pub, Co-Ops, schools, and Sudbury Train Station just 15 minute walk away. Property is being offered no-onward chain.

Description

Approximate Room Sizes

COMMUNAL ENTRANCE Door leads into the communal entrance hall, with stairs ascending to the first floor landing where you will find the front door leading to the apartment.

ENTRANCE HALL Doors off to the open plan kitchen/sitting room, bedrooms, bathroom and cupboards.

SITTING AREA 15' 3" x 13' (4.65m x 3.96m) Window to front aspect overlooking the river stour. Opening into the kitchen with space for a dining table.

KITCHEN 13' 5" x 7' 8" (4.09m x 2.34m)

Window to rear, comprising of matching wall and base level units with work surfaces over, integrated oven with hob and extractor fan over, inset sink with mixer tap over, space and plumbing for washing machine and fridge/freezer.

BEDROOM 1 15' 1" x 11' 7" (4.6m x 3.53m)

Window to front aspect overlooking the river stour. Door to ensuite.

ENSUITE Shower unit, close coupled w/c, wash hand basin with taps over.

BEDROOM 2 11' 5" x 9' 2" (3.48m x 2.79m)

Window to rear.

BATHROOM Panelled bath, close coupled w/c, wash hand basin with taps over.

OUTSIDE The property benefits from an allocated parking space and use of the communal garden areas. Easy access to the river stour and a short 15 minute walk to Sudbury train station.

AGENTS NOTE

Tenure - Leasehold

Lease Length - 108 years remaining

Service Charge - £1,402 per annum

Ground Rent - TBC

Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Leasehold

Services – Electric Heating, Mains Water & Drainage

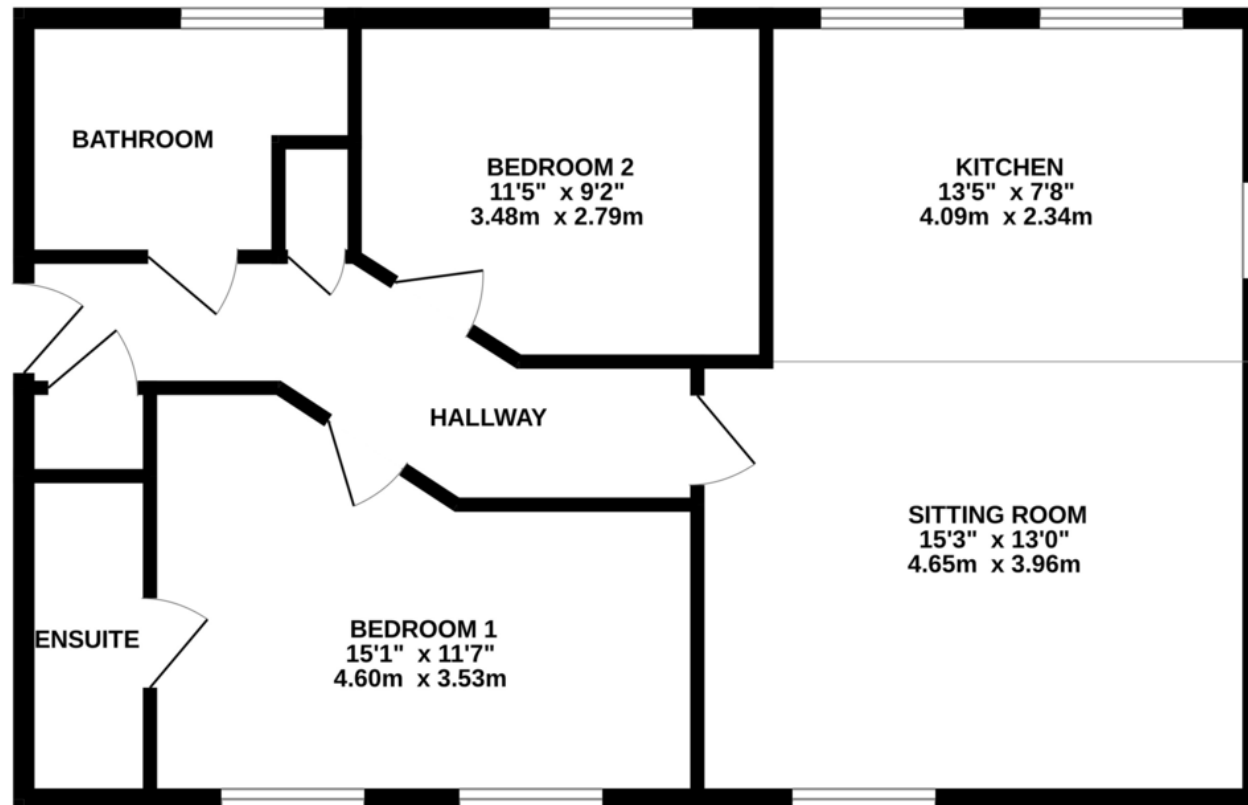
Post Code – CO10 0GF

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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If you would like to speak to one of our mortgage advisors call now – 01787 468400



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Dove House Meadow | Great Cornard | CO10 0GF £170,000

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- Two Bedrooms
- Open Plan Living
- Views Over River Stour
- Ensuite & Bathroom
- Allocated Parking Space
- Highly Sought After Location
- Short Walk To Local Pub & Co-Ops